

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF URBAN RENEWAL PLAN  
AND REQUEST FOR ZONING REFERRAL  
PARCELS R-1, R-2, R-3, R-4, R-5  
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA  
PROJECT NO. MASS. R-129

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WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. Mass. R-129, was adopted by the Boston Redevelopment Authority and approved by the City Council of the City of Boston on June 7, 1971, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, the "Existing and Proposed Zoning Map" of said Urban Renewal Plan designates a zone change for Parcels R-1, R-2, R-3, R-4, R-5 to H-1U and H-2U;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Existing and Proposed Zoning Map" of the Campus High School Urban Renewal Plan is hereby modified by adding the area indicated on the attached map to the proposed H-2 U zone.

2. That the Boston Redevelopment Authority hereby approves the proposed changes to H-1 U and H-2 U zones and hereby authorizes the Director to petition the Zoning Commission of the City of Boston to establish the H-1 U zone and H-2 U zone as shown on the attached map.

3. That this modification is found to be a minor modification which does not substantially or materially alter or change the urban renewal plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

MEMORANDUM

12 A  
September 30, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: ROBERT T. KENNEY, DIRECTOR  
SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN  
AND REQUEST FOR ZONING REFERRAL  
PARCELS R-1, R-2, R-3, R-4, R-5  
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA  
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Summary: This memorandum requests that the Authority adopt a minor modification of the zone changes proposed by the Campus High School Urban Renewal Plan, and requests that the Authority refer certain proposed changes to the Zoning Commission.

Disposition Parcels R-1, R-2, R-3, R-4, R-5 of the Campus High School Urban Renewal Area are to be utilized for the construction of 283 units of low-moderate income housing by the Lower Roxbury Community Corporation. The Massachusetts Housing Finance Agency has issued a commitment for the financing of the development and a closing and construction start is anticipated in late fall.

As shown on the attached map, the Campus High School Urban Renewal Plan calls for the site for this development to be rezoned. The entire site is to be made an urban renewal subdistrict or "U-zone". The majority of the site is to become an H-1 U-zone, with the remainder to become an H-2 U-zone. By effecting these changes the architects will be relieved of the dimensional requirements, such as front, side, and rear setbacks, in the preparation of site plans for the project.

Included in the proposal for this housing development is a medium high-rise building for the elderly. This building is to be situated within the proposed H-2 U-zone. Due to subsoil conditions, it was necessary for the location of this building to be shifted. In order to comply with zoning requirements, it is therefore necessary to modify the urban renewal plan by extending the boundaries of the proposed H-2 U-zone as shown on the attached map.

Since a closing and construction start is anticipated within the next few months it is recommended that the Authority modify the urban renewal plan as indicated. In the opinion of the General Counsel the proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may therefore be effected by vote of the Authority. It is further recommended that the Director be authorized to petition the Zoning Commission to create the H-1U and H-2U-zones as indicated.

An appropriate Resolution is attached.

Attachment

Minor Modification: H-1-U to H-2-U

 Petition for H-1-U  
 Petition for H-2-U

ZONE DISTRICT BOUNDARY	EXISTING	PROPOSED
RESIDENTIAL (APARTMENTS)	H	H
LOCAL BUSINESS	L	L
GENERAL BUSINESS	B	B
MANUFACTURING	U	U
URBAN RENEWAL ZONE	U	U
FLOOR AREA RATIO	1	1

PROJECT BOUNDARY

EXISTING AND PROPOSED ZONING

CAMPUS HIGH SCHOOL  
URBAN RENEWAL AREA  
MASS. R-129

BOSTON REDEVELOPMENT AUTHORITY



